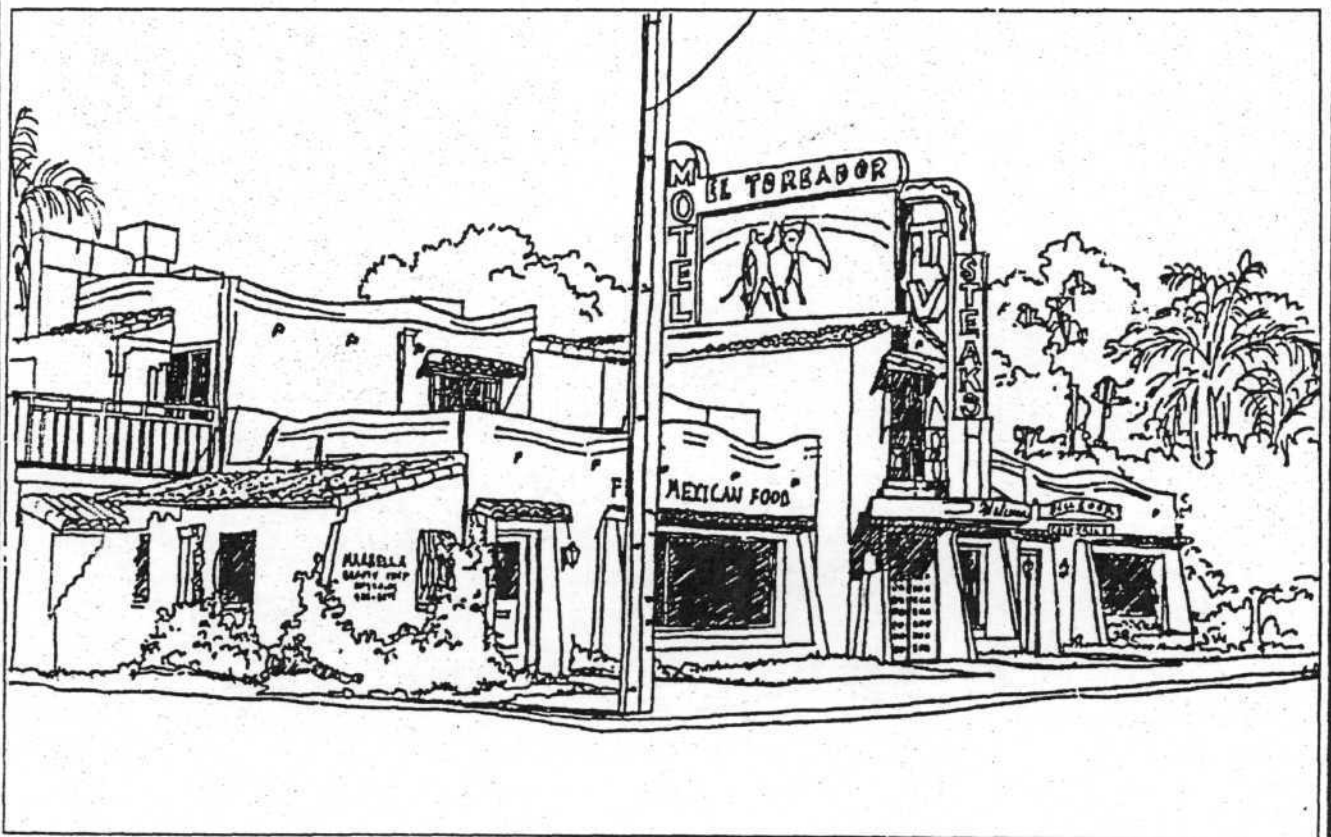


# **SAN YSIDRO**

## **Public Facilities Financing Plan**



City of San Diego

Engineering and Development Department

JUNE 1990

RESOLUTION NUMBER R-276564

SEP 18 1990


ADOPTED ON \_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE SAN YSIDRO PUBLIC  
FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego,  
that the City Council hereby approves that document entitled "San  
Ysidro Public Facilities Financing Plan, June, 1990," a copy of  
which is on file in the office of the City Clerk as Document No.  
RR-276564. The City Manager is hereby directed to levy and  
collect fees in accordance with the San Ysidro Public Facilities  
Financing Plan, June, 1990 at such time as is legally  
appropriate.

APPROVED: JOHN W. WITT, City Attorney

By

  
 John K. Riess  
 Deputy City Attorney

(R-90-2291)

RESOLUTION NUMBER R-276565


SEP 18 1990

ADOPTED ON \_\_\_\_\_

BE IT RESOLVED, by the Council of The City of San Diego,  
that existing development impact fees for the San Ysidro  
Community are hereby rescinded.

APPROVED: JOHN W. WITT, City Attorney

By

  
 John K. Riess  
 Deputy City Attorney

(R-90-2292)

RESOLUTION NUMBER R-276566

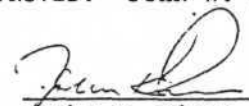
SEP 18 1990

ADOPTED ON \_\_\_\_\_

BE IT RESOLVED, by the Council of The City of San Diego,  
that the development impact fee schedule contained in the San  
Ysidro Public Facilities Financing Plan, as adopted and approved  
in Resolution No. R-276564, is hereby declared to be an  
appropriate and applicable development impact fee for all  
properties within the San Ysidro Community.

APPROVED: JOHN W. WITT, City Attorney

By

  
 John K. Riess  
 Deputy City Attorney

## TABLE OF CONTENTS

	<u>PAGE</u>
SUMMARY . . . . .	1
EXISTING PUBLIC FACILITIES/FUTURE NEEDS . . . . .	3
SUMMARY OF FACILITIES NEEDS . . . . .	7
FIGURE 1 - CAPITAL IMPROVEMENTS PROGRAM - SAN YSIDRO. . .	8
TABLE 1 - SUMMARY SAN YSIDRO FY 1991 COUNCIL APPROVED CIP PROJECTS . . . . .	9
TABLE 2 - SAN YSIDRO LONG RANGE CAPITAL NEEDS NOT INCLUDED IN CIP . . . . .	10
SAN YSIDRO PUBLIC FACILITIES FINANCING PLAN . . . . .	13
FINANCING STRATEGY . . . . .	15
DEVELOPMENT IMPACT FEE DETERMINATION . . . . .	18
APPENDIX A - CIP DETAILS . . . . .	23
APPENDIX B - LONG RANGE NEEDS DETAILS . . . . .	29
ADDENDUM . . . . .	55

## SUMMARY

This document is the first Public Facilities Financing Plan for the San Ysidro Community Plan area and sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals etc.), libraries, park and recreation and fire stations. Other public needs such as police facilities, public works yards, landfills, Central Library etc. concern a broader area than a single community or even multiple communities. Accordingly, they will be analyzed and financing strategies will be developed separately.

The facilities will be needed over the next approximately twenty years when the ultimate buildout of the community is expected. This financing plan was adopted in conjunction with the San Ysidro Community Plan in September, 1990. That Community Plan, a guide for future development within the community, served to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees for residential development were adopted on August 4, 1987 by Resolution No. R-269032. Impact Fees for commercial/industrial development were adopted September 14, 1987 by Resolution No. R-269274. Since this planning area will now be expanded to include the urbanized portion of the Tijuana River Valley Community Planning Area, those fees collected will be proportionately divided according to the facility needs of both communities. This document provides the basis for a revision of the impact fees for the San Ysidro community. Staff is in the process of developing a suggested series of proposals for Council consideration dealing with the subject of funding city-wide public facilities.

## Development Forecast and Analysis

The San Ysidro Community Plan is a comprehensive policy guide for the physical development of the Community. The San Ysidro Community is generally bounded on the north by SR-905 and the Otay Mesa-Nestor Community, on the south by the international border with Mexico, on the east by the Otay Mesa Community and on the west by the Tijuana River Valley.

An analysis of present and projected development and using the community plan as a guide, indicates that over the next approximate twenty year period additional residential development will add approximately 1,750 dwelling units to the existing 6,500 units. An additional 226 acres of commercial/industrial development will take place. Accordingly, it is estimated that combined residential and commercial/industrial development will result in an increase from 152,091 existing average daily trips to approximately 292,091 average daily trips (ADTs) at community buildout.

## EXISTING PUBLIC FACILITIES AND FUTURE NEEDS

### Fire Protection

San Ysidro is currently served by Fire Station 29 located on San Ysidro Boulevard east of Cottonwood, with support from two Otay Mesa - Nestor stations. It is anticipated that replacement of this 27 year old structure will be necessary during the next 20 years.

### Library

The San Ysidro Branch Library, on San Ysidro Boulevard at Park, provides library service for the community. It is anticipated that replacement of this 4,089 square foot branch with a 10,000 square foot library will be needed during the next 20 years.

### Park and Recreation

San Ysidro is now served by one 3.6 acre community park, which includes the San Ysidro Recreation Center. Five neighborhood parks include Vista Terrace Park, Howard Lane Park, San Ysidro Community Activity Center, San Ysidro Athletic Center (Larsen Field) and Beyer Neighborhood Park.

Future park and recreation needs, which are consistent with the Community Plan, consist of the acquisition and development of land adjacent to Vista Terrace Community Park and to Beyer Neighborhood Park and the acquisition and development of various minor parks in the Community. In addition, a recreation building is planned for Vista Terrace Park along with the reconstruction and enlargement of the swimming pool. Projects are more fully described in Tables 1 and 2 and in Appendix A and Appendix B.

### Transportation

San Ysidro is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and pedestrian facilities.

New development in San Ysidro will require a traffic circulation system that has the ability to absorb the additional traffic volume (ADTs - average daily trips) resulting from the development. Projects will include new and widened streets and sidewalks, bikeways, and drainage facilities. Descriptions of transportation improvements are provided in Tables 1 and 2 and in Appendix A and Appendix B.

In addition to the projects described in this financing plan, a facility at the International Border described as a "Grand Central Station" terminal complex is under consideration. Also under consideration is an additional or relocated crossing of the trolley tracks from the northern portion of San Ysidro to the central portion of the community. Future revisions of this financing plan may include details of these projects, if appropriate.